

SUBJECT TO CONTRACT

Building

St Paul's House comprises approximately 36,000 sq ft of Grade A offices was developed in 2012.

The building is arranged over lower ground, ground and six upper levels. The available floors provide approximately 5,000 sq ft of flexible open plan space.

Location

St Paul's House is ideally situated opposite Paternoster Square and its many amenities, as well as being a short walk to One New Change, which is home to a variety of new shops and restaurants. The exciting environment of Farringdon and Smithfield is only a few minutes to the north, further extending the wealth of amenities that are available to the building.

There are also excellent communication links with the building a few minutes walk of the Central line, Thameslink and Circle and District lines from St Paul's and Mansion House underground stations. The new Farringdon Crossrail station is 5 minutes walk away, which will link St Pauls to Heathrow, Stratford and Canary Wharf.

Office Specification

- Newly refurbished open plan offices
- Excellent natural light
- VRV air conditioning
- LG7 compliant lighting
- Full access (80mm void) raised floor
- 2.60m floor to ceiling height
- 3 x 8 person passenger lifts
- BREEAM 'Very Good'
- Bicycle racks and shower facilities

Tenure & Availability

Available now via a sublease on a term until February 2028.



Floor	Area (sq ft)	Area (sq m)
3 rd	4,945	459
2 nd	5,141	478
1 st	5,175	481
Total	15,261	1,418

Costs	Per sq ft exclusive
Guiding Rent	£49.50
Rates (est.)	£24.00
Service charge (est.)	£12.49

For more information please contact:

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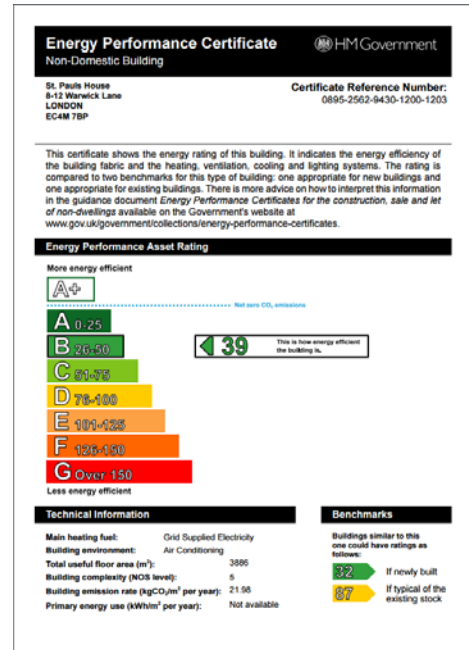
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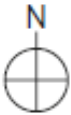
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Or contact our joint agents, GN2

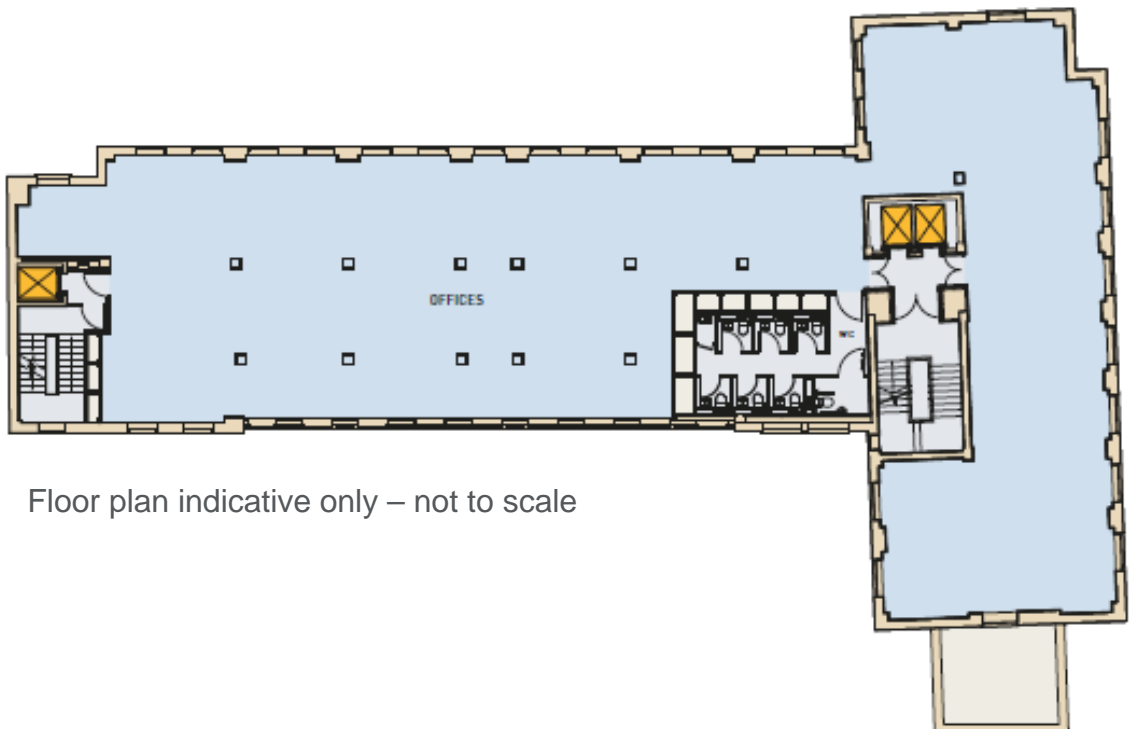
EPC



Typical Floor Plan



WARWICK LANE



Floor plan indicative only – not to scale